153.0	0005	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,023,900 / 1,023,900
					USE VALUE:	1,023,900 / 1,023,900
					ASSESSED:	1,023,900 / 1,023,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERNHARD BENJAMIN B D
Owner 2:	BERNHARD SUSAN E D
Owner 3:	
Street 1:	30 EUSTIS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Wood Shingle Exterior and 2553 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	571,900	800	451,200	1,023,900
Total Card	0.110	571,900	800	451,200	1,023,900
Total Parcel	0.110	571,900	800	451,200	1,023,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.06 | /Parcel: 401.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0005-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	571,900	800	4,800.	451,200	1,023,900		Year end	12/23/2021
2021	101	FV	556,100	800	4,800.	451,200	1,008,100		Year End Roll	12/10/2020
2020	101	FV	556,100	800	4,800.	451,200	1,008,100	1,008,100	Year End Roll	12/18/2019
2019	101	FV	399,800	800	4,800.	423,000	823,600	823,600	Year End Roll	1/3/2019
2018	101	FV	376,700	0	4,800.	349,700	726,400	726,400	Year End Roll	12/20/2017
2017	101	FV	376,700	0	4,800.	321,500	698,200	698,200	Year End Roll	1/3/2017
2016	101	FV	376,700	0	4,800.	293,300	670,000	670,000	Year End	1/4/2016
2015	101	FV	356,400	0	4,800.	287,600	644,000	644,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERS EDWARD	29373-200		11/16/1998		349,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2009	434	Addition	118,000					REMOVE EFP/BUILD N

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS INT REF	HS	Hanne S
3/15/2010	Info Fm Prmt	BR	B Rossignol
1/13/2009	Measured	372	PATRIOT
12/16/1999	Mailer Sent		
11/22/1999	Measured	264	PATRIOT
7/17/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	80.	1.18	9									451,200						451,200	

Patriot Properties Inc.

User Acct	101874
GIS Ref	
GIS Ref	
Insp Date	01/20/18

!12028!

PRINT

Date	Time
12/30/21	13:43:04

LAST REV

Date	Time
07/23/18	11:25:34
apro	

PAT ACCT. 12028

USER DEFINED

Prior Id # 1:	101874
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	451,200	Spl Credit		Total:	451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.17031717
Const Adj.:	0.98352998
Adj $ / SQ:	161.146
Other Features:	125000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599441
Depreciation:	27574
Depreciated Total:	571867

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

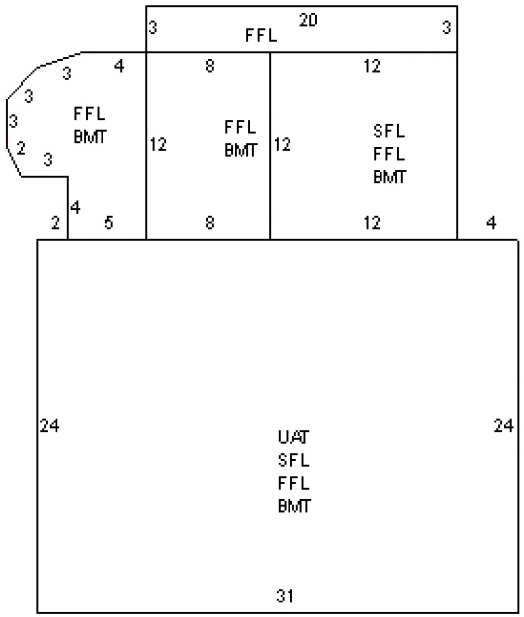
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.26
Special Features:	0	Val/Su Net:	174.68
Final Total:	571900	Val/Su SzAd	283.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,130	161.150	182,095
BMT	Basement	1,070	77.350	82,765
SFL	Second Floor	888	161.150	143,098
UAT	Upper Attic	186	64.460	11,989

Net Sketched Area:	3,274			Total:	419,947
Size Ad	2018	Gross Area	3832	FinArea	2553

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0005-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X14	A	AV	2014	4.16	T	5	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800